

**APPENDIX D - PHOTOSIMULATION  
MAP**

*ISABELLE  
SUBSTATION*



NE County Line Road

Evans Street

Main Street



**APPENDIX D - PHOTOSIMULATION  
EXISTING CONDITION**



**APPENDIX D - PHOTOSIMULATION  
PROPOSED MONOPOLE**





NE County Line Road

ISABELLE  
SUBSTATION

Evans Street

Main Street

Existing

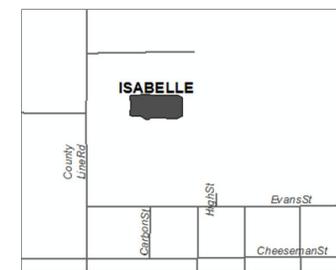


Proposed

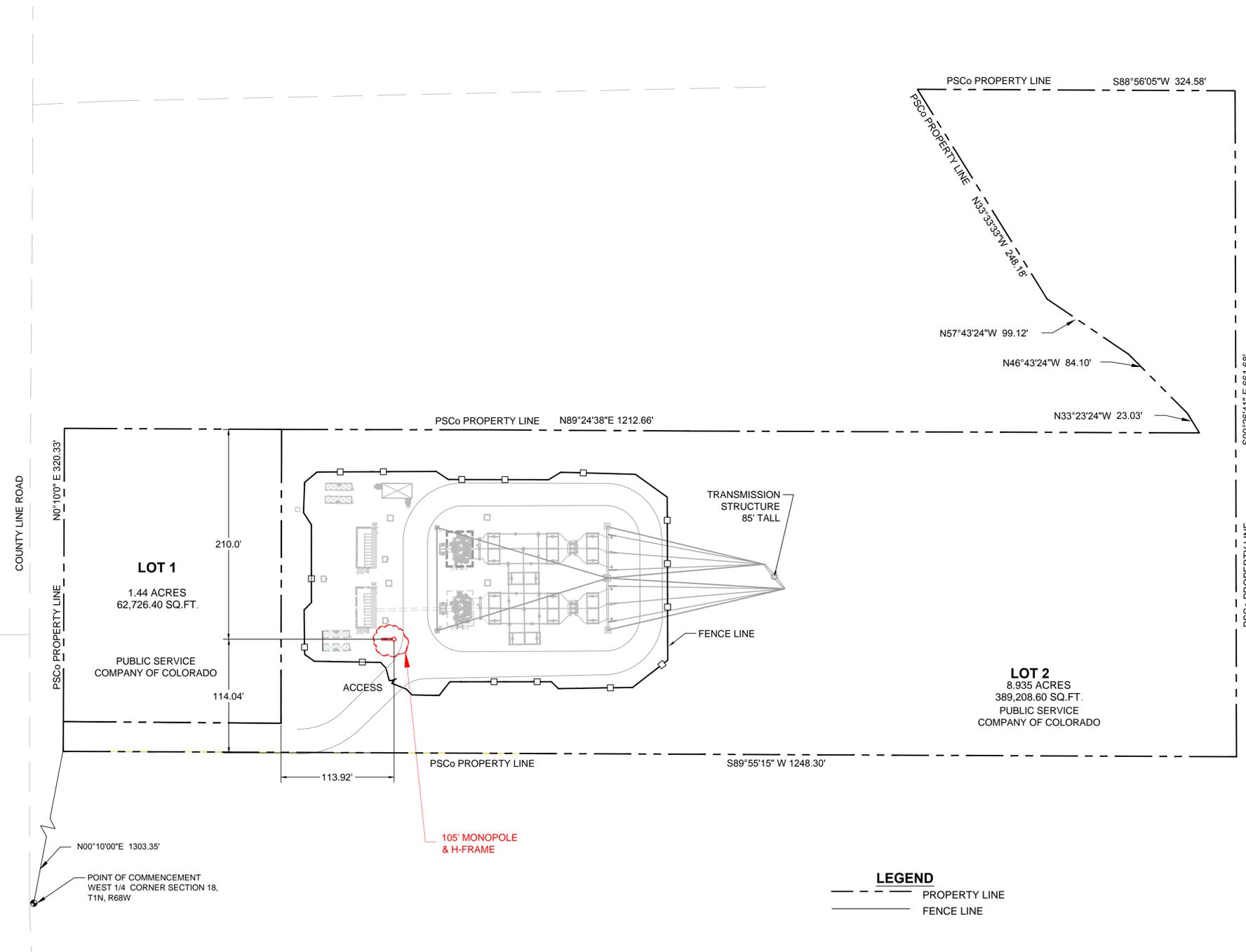


# PUBLIC SERVICE COMPANY OF COLORADO ISABELLE SUBSTATION FAN PROJECT

LOCATED IN LOT 2 OF SECTION 18, T1N, R68W  
WELD COUNTY, STATE OF COLORADO  
SPECIAL REVIEW PERMIT PLAN MAP



VICINITY MAP NOT TO SCALE



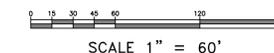
NOTE: THE INFORMATION CONVEYED BY THESE DRAWINGS IS FOR REFERENCE PURPOSES ONLY AND DOES NOT CONSTITUTE A LAND SURVEY.

## ISABELLE SUBSTATION

905 County Line Road, Erie CO 80516



PUBLIC SERVICE COMPANY OF COLORADO SITING AND LAND RIGHTS  
1800 LARIMER STREET, SUITE 400  
DENVER, COLORADO 80202  
(303) 571-7799



ORIG. DWG.:  
REV. BY: I. FRIDMAN  
DATE: 3/8/19  
APPROVED: L. CLAXTON  
DATE: 3/8/19

REVISION	DATE

SHEET 1 of 1

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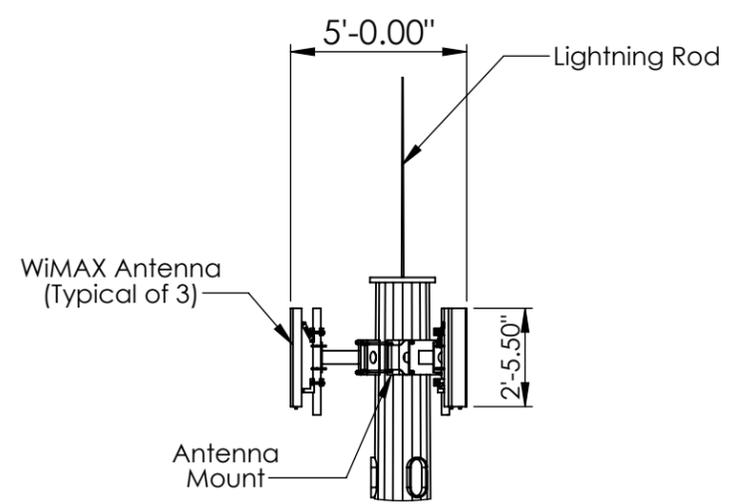
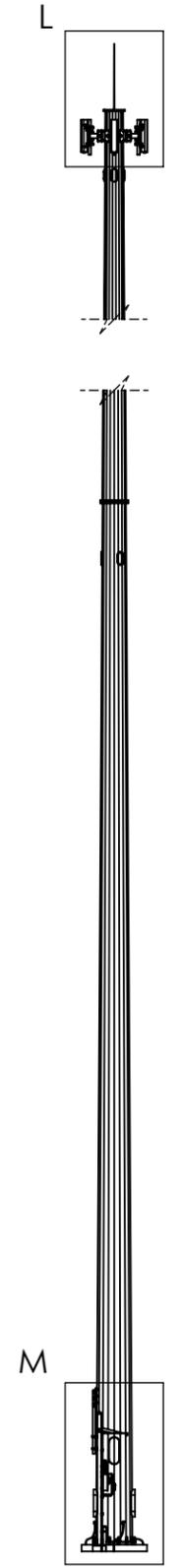
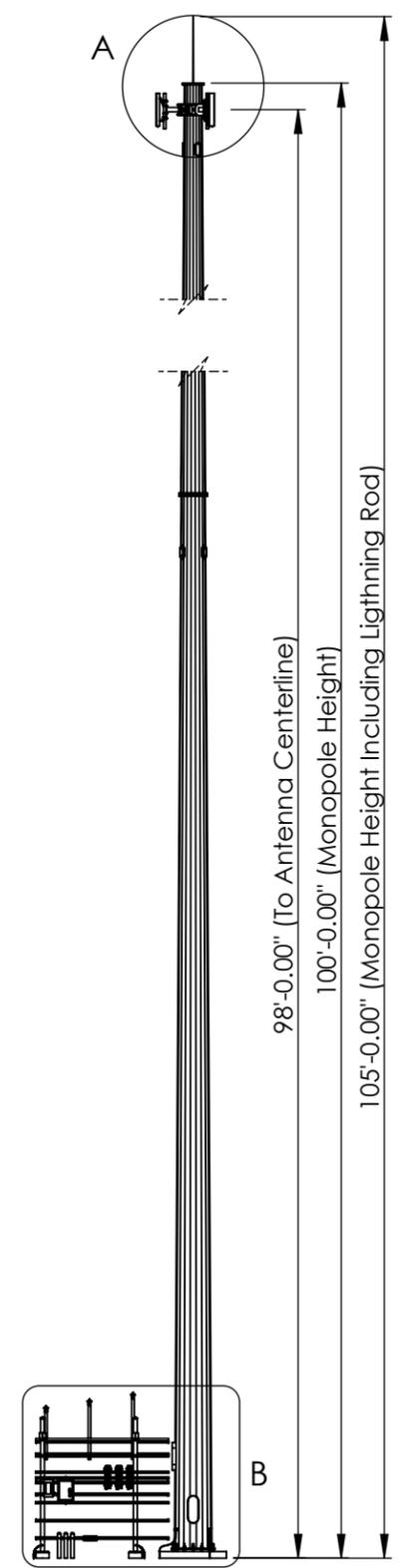
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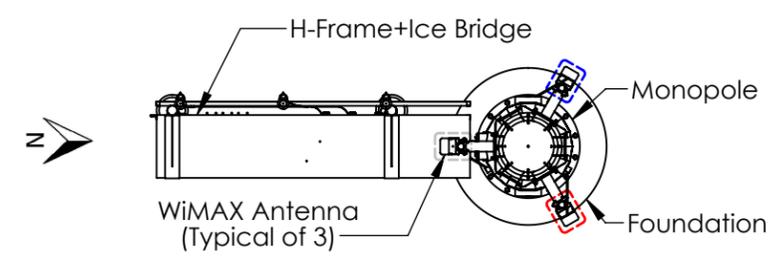
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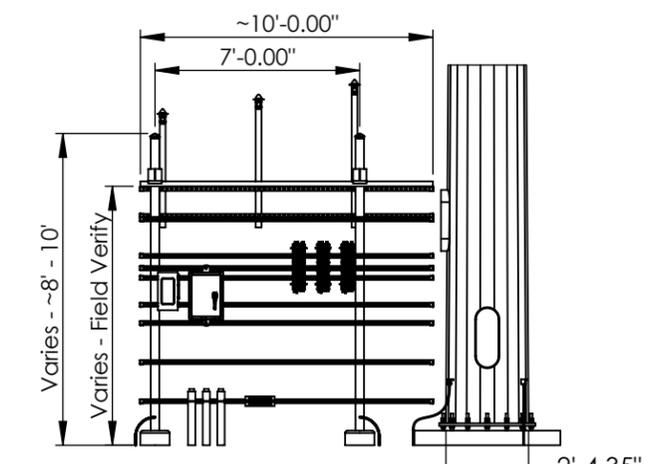


DETAIL A: WiMAX Antenna Mounting

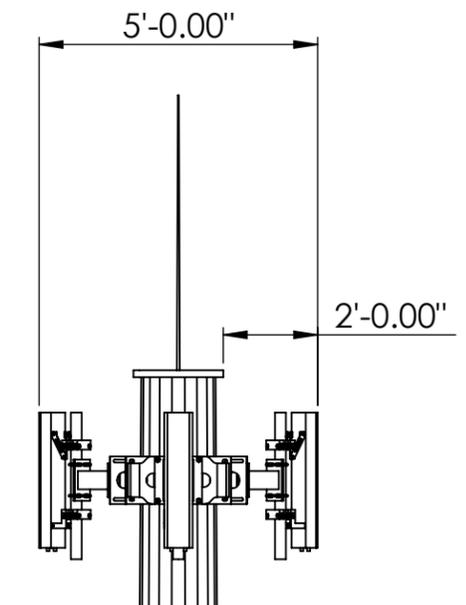


Alpha Sector: - - - -  
Beta Sector: - - - -  
Gamma Sector: - - - -

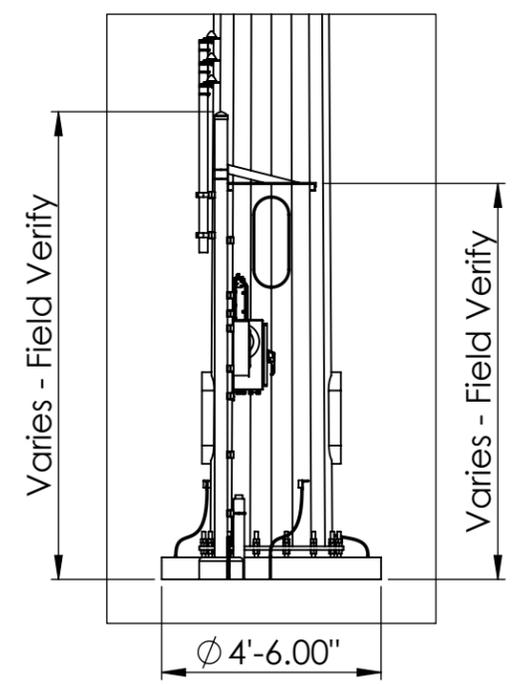
Top View



DETAIL B: H-Frame



DETAIL L: Monopole Top Side View



DETAIL M: Side View

- Notes:
- Preliminary schematic design only - not for construction.
  - Dimensions are approximate and subject to field verification.
  - Drawing not to scale.

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- Preliminary schematic design only - not for construction.
  - Dimensions are approximate and subject to field verification.
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APPENDIX B - MONOPOLE STRUCTURE DRAWING

<b>PROPRIETARY AND CONFIDENTIAL</b> THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF COUNCIL ROCK. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF COUNCIL ROCK IS PROHIBITED.		SIZE	Isabelle	REV
		<b>B</b>	Installation Overview	<b>0.1</b>
		Date: 11-07-18	SHEET 1 OF 4	

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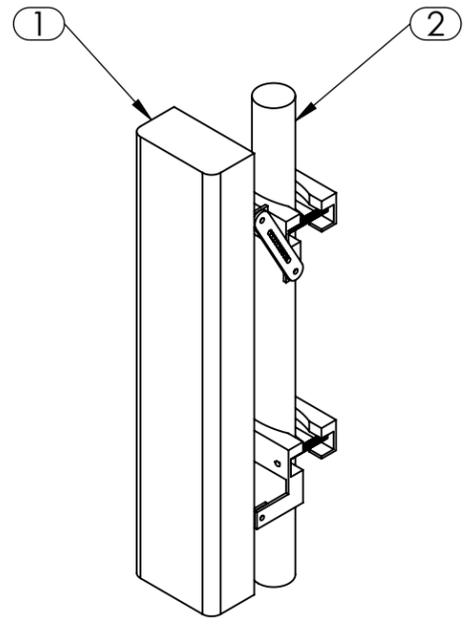
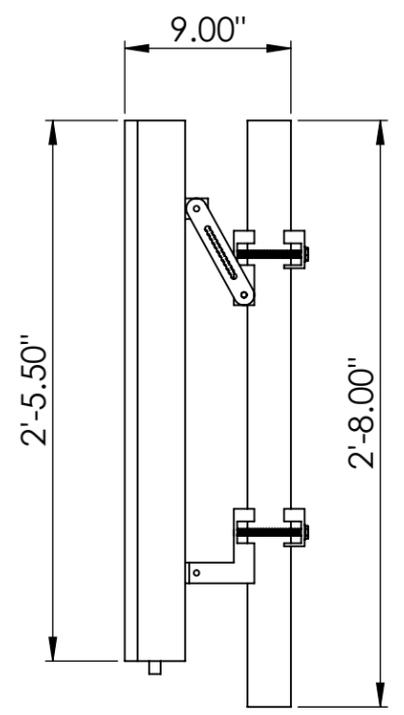
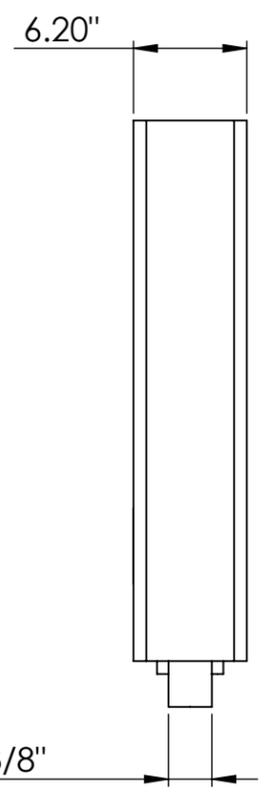
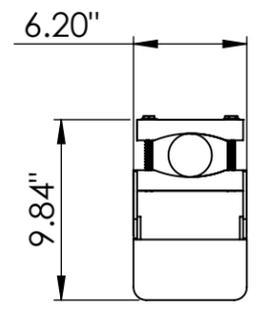
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### Keyed notes

- ① WiMAX Antenna
- ② 2'-8.00" L x 2 3/8" OD Antenna Pipe

- Notes:
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APPENDIX B - MONOPOLE STRUCTURE DRAWING

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		<small>Date:</small> 11-07-18	<small>SHEET</small> 2 OF 4

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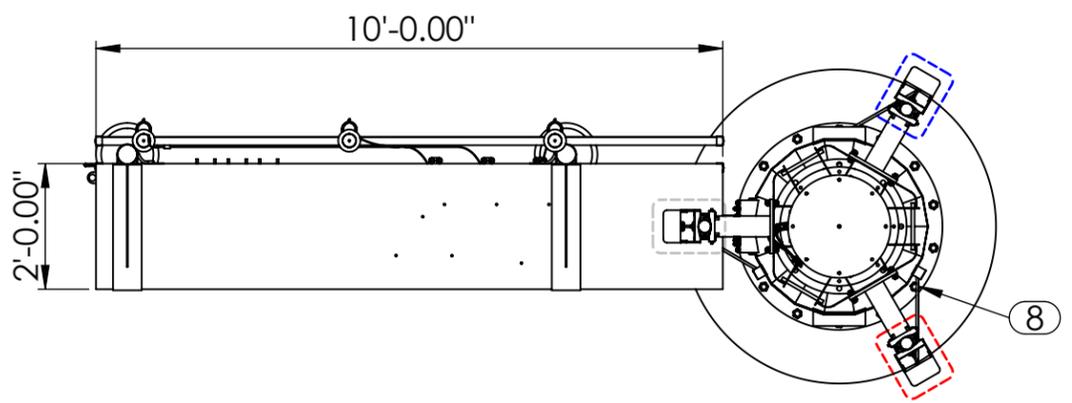
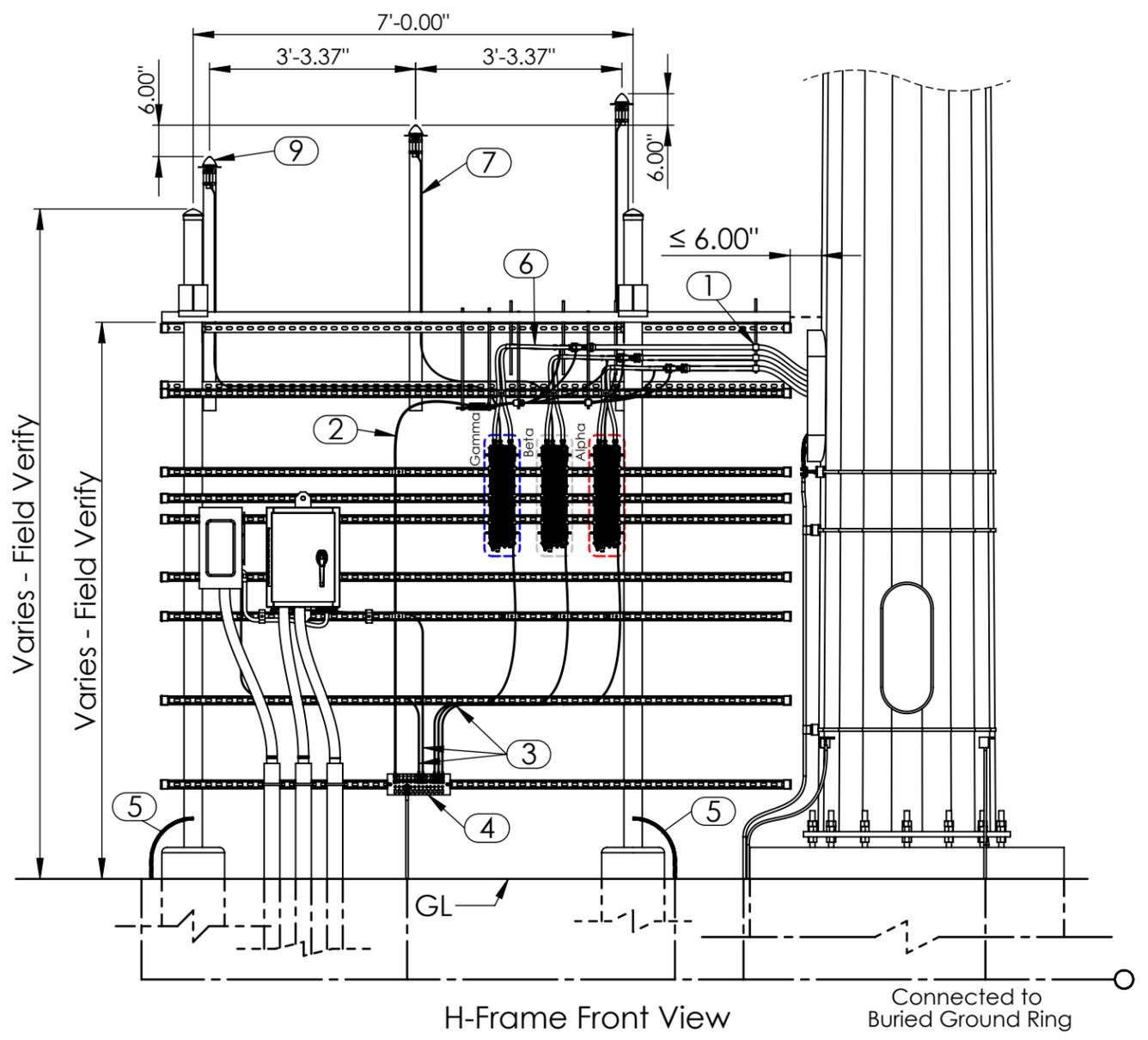
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### Keyed Items

- ① 7/8" Cable Support Blocks (3)
- ② #2 AWG Insulated (GRN)
- ③ #6 AWG Insulated (GRN)
- ④ Only Bus Bar w/isolators (ANSI T1 313-2003)
- ⑤ 4/0 AWG Exothermic Welded GND Jumper
- ⑥ Coax Jumpers (6)
- ⑦ GPS Cables (3)
- ⑧ 4/0 Bare Grounding Lead Connected to Monopole Grounding Tabs (3)
- ⑨ GPS Antennas (3)

#### Notes:

- Preliminary schematic design only - not for construction.
- Dimensions are approximate and subject to field verification.
- Drawing not to scale.

#### APPENDIX B - MONOPOLE STRUCTURE DRAWING

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			Date: 11-07-18	SHEET 3 OF 4

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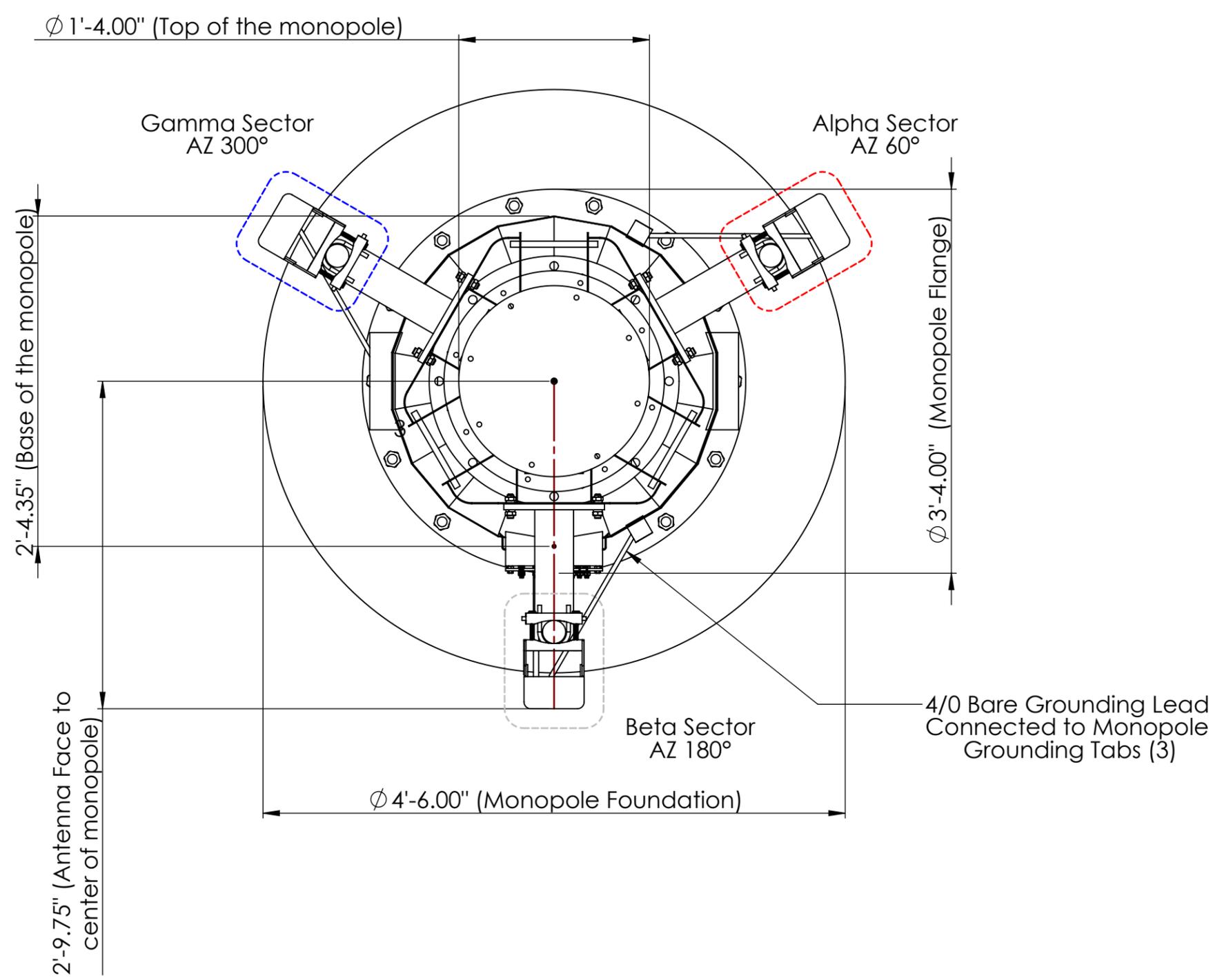
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APPENDIX B - MONOPOLE STRUCTURE DRAWING

<b>PROPRIETARY AND CONFIDENTIAL</b> THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF COUNCIL ROCK. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF COUNCIL ROCK IS PROHIBITED.		SIZE <b>B</b>	Isabelle Monopole Top View	REV <b>0.1</b>
			Date: 11-07-18	SHEET 4 OF 4

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## 3300-3800MHz Sector Antenna

(Dual Port, 65° Beamwidth, +/-45° Polarisation, Fixed Tilt)

\*The parameters in this specification follow the definitions and recommendations per NGMN P-Basta, Release 9.6

### RF Specifications

Frequency Range per Input	MHz	3300 - 3800
Polarisation:	NA	+/-45° Slant Linear
Gain		
Over all Tilts	dBi	18
Azimuth Beamwidth	Degree	65
Azimuth Beam Squint	Degree <	3
Elevation Beamwidth	Degree	7
Electrical Downtilt:	Degree	T0° or T4°
Electrical Downtilt Deviation	Degree <	1
Impedance	Ohms	50
VSWR	NA <	1.4
Return Loss:	dB >	15
Isolation	dB >	28
Front to Back Ratio: Total Power +/-30°	dB >	30
Upper Sidelobe Suppression, Peak to 20°	dB >	18
Cross Polar Discrimination at Sector	dB >	16
Maximum Effective Power Per Port	W	100



### Mechanical Specifications

Dimensions (LxWxD) mm (in) (inc RET )	mm (in)	750 (29.5) x 160 (6.2) x 85 (3.3)
Packing Size (LxWxD)	mm (in)	823(32.4) x 240(9.4) x 178(7)
Net Weight (antenna)	kg (lb)	4.3 (9.4)
Net Weight (mount)	kg (lb)	1.43 (3.1)
Shipping Weight	kg (lb)	5.7 (12.5)
Connector Quantity	NA	2 x N Type Female
Connector Position	NA	Bottom
Windload calculation	km/h	$F=1/2*\rho*(Cdp*\lambda)*v^2*A$
Windload Frontal	N	240
Windload Lateral	N	130
Survival Wind Speed	km/h	200 (125)
Radome Material	NA	UV-Stabilised PVC
Radome Colour	RAL	7035
Product Compliance Environmental	NA	RoHS
Lightening Protection	NA	DC Grounded
Cold Temperature Survival	Celsius	-40
Hot Temperature Survival	Celsius	+ 70

### Ordering Information:

\* T0 (Electrical Tilt 0)

\*\* T4 (Electrical Tilt 4)

## PROJECT MONOPOLE GALVANIZED EXTERIOR TREATMENT COLOR SAMPLES



This is a picture of an existing FAN monopole located at PSC's Argo Substation. Prior to its installation, the monopole was stored on its side for approximately one year. The grey color on the right side of the monopole was on top during storage and subjected to weathering. The silver color on the left side of the monopole is the original color. It was on the bottom during storage and protected from the elements.



This is a picture of an electric transmission monopole located across Inca Street from PSCo's Argo Substation. This galvanized monopole has been in place for several years. The Project monopole will fade to a similar color following several years of weathering.



Picture of Argo FAN Tower (looking NW)



Picture of Broomfield FAN Monopole with Full Sunlight

Xcel Energy – PSCO

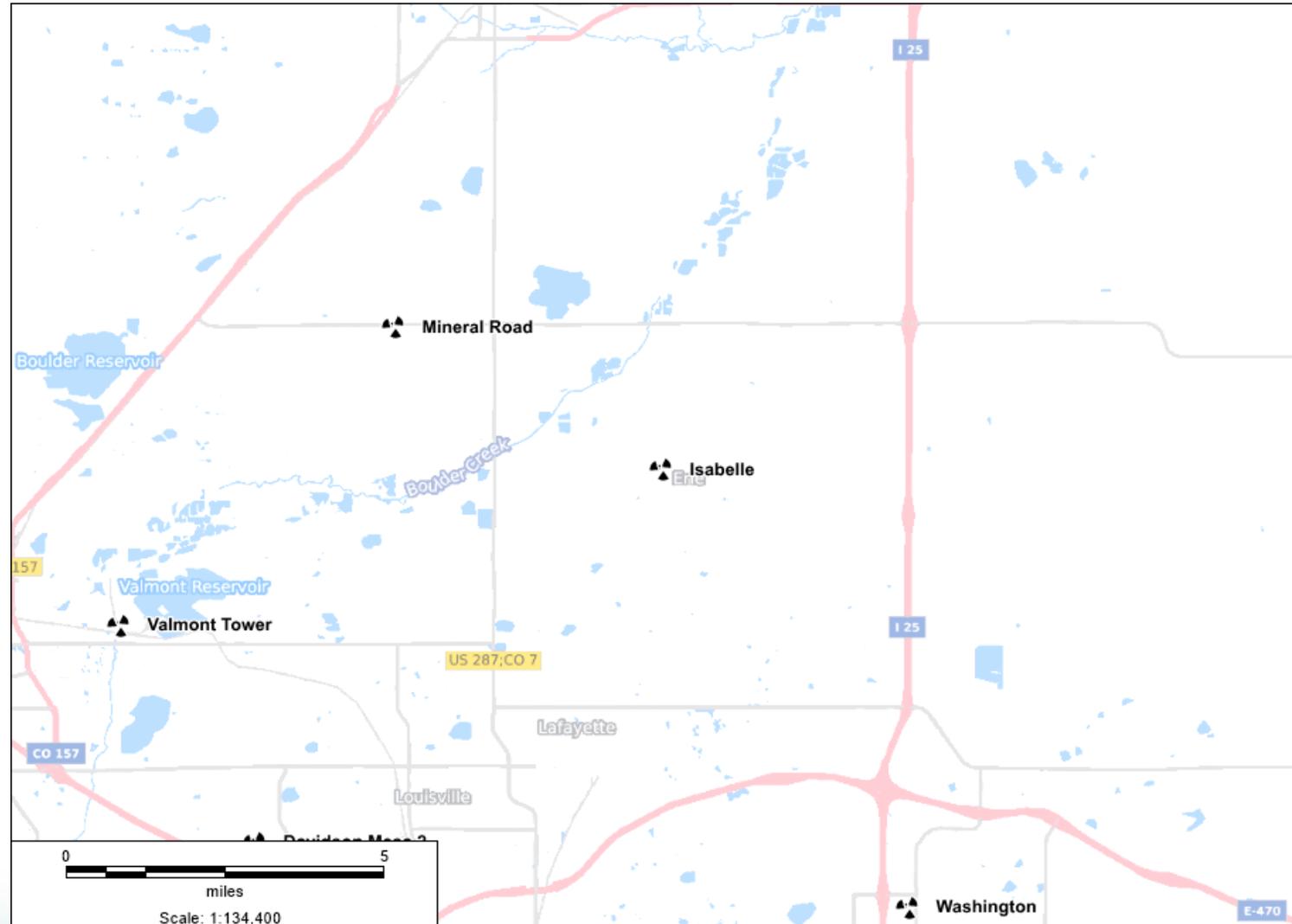
Feasibility studies: Isabelle

Analysis of 100ft / 75ft



# Overview Map

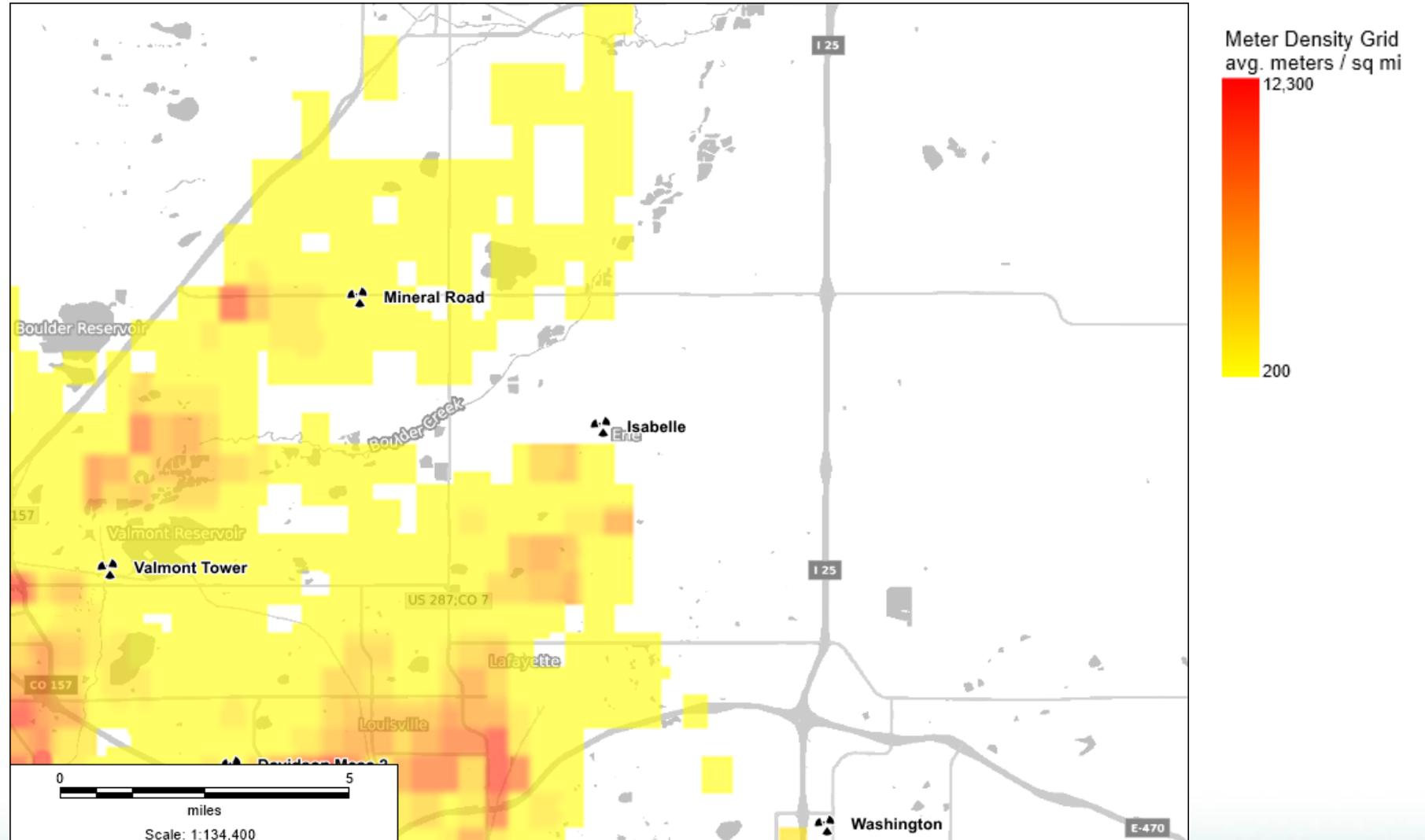
Isabelle is North of Denver, East of Boulder. Nearest neighboring base stations are Mineral Road and Washington.



# Service Area: Electric

Isabelle is just Northeast of pockets of dense meters near Nine Mile Corner.

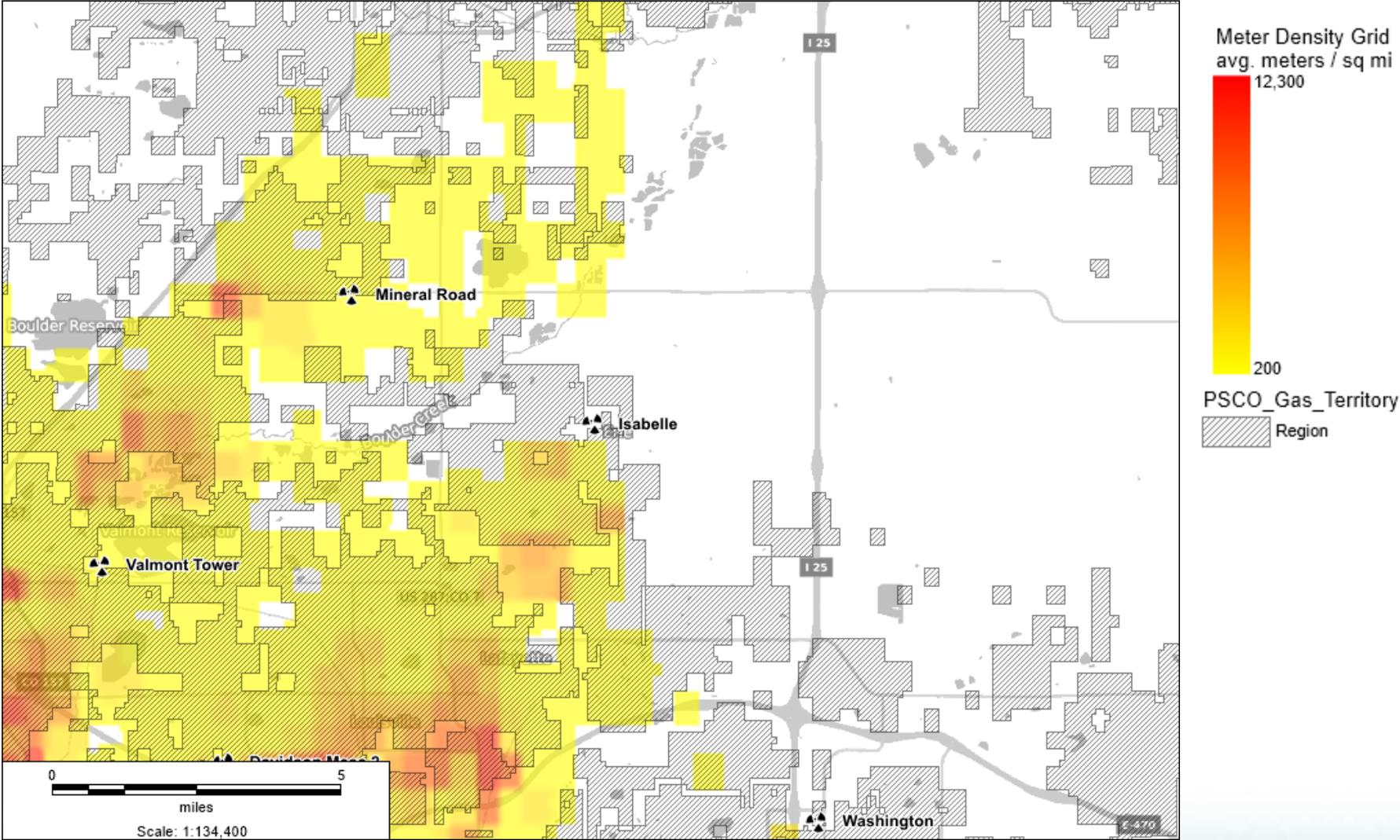
Meter density data is from the XCEL map: "PSCo Electric Meter Density.pdf" dated 6/2/16



# Service Area: Electric and Gas

Isabelle is within the Gas Territory.

Gas area is from XCEL map: "PSCo Gas and Electric Service Territories.pdf", dated 6/9/16



# RF Propagation Modeling

## System Inputs

### Inputs:

- Location information [**XLSX**]  
"BaseStationListsPSCo20180108.xlsx"
- Base Station Locations per XLSX.
- Base Station Heights: per XLSX.
- CPE Heights: 40ft
- Sectorization: 3 sectors 60/180/300 deg azimuth except as noted in XLSX

### Propagation Model Info:

- Model: CRC Predict v4.8
- Frequency: 3650 MHz
- Geodata:  
Infovista Cityscape 30m, 2005/2012/2013 vintage

### Radio Info:

- Base - Airspan Airsynergy
  - (3) Sectors of 18dBi, 65 degree antennas
  - 40dBm Max EIRP
- CPE - Airspan MiMAX
  - 15dBi integrated 28 degree antenna
  - 40dBm Max EIRP

# RF Propagation Maps

## coverage concepts

- **Best Server**
- **Predicted Coverage**
- **Predicted Signal**
- **Footprint**

Signal is simulated with an untuned propagation model.

All planned Base Stations are included in the simulation.

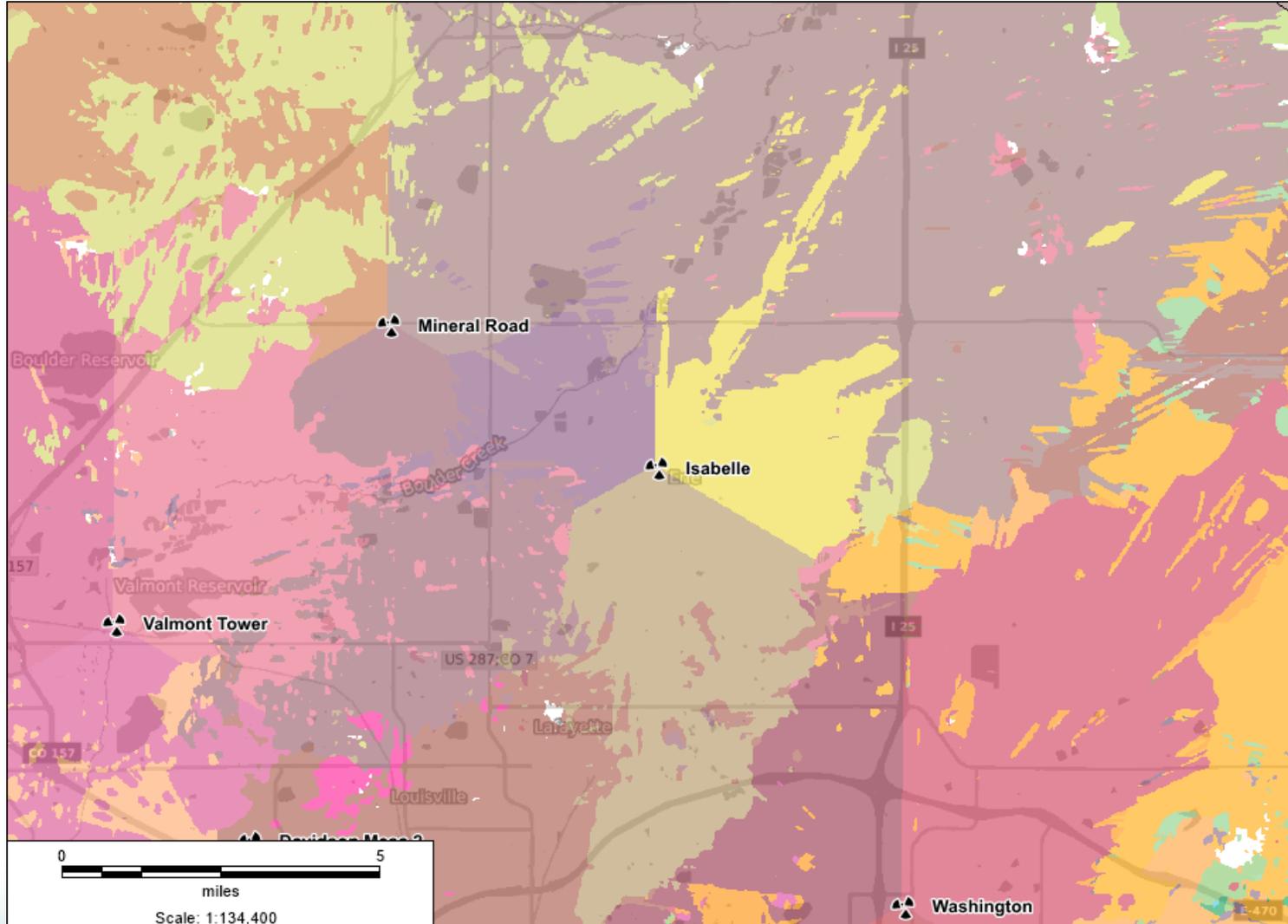
Areas are colored by Base Station Sector.

One color = One Sector

Coverage:  $-96\text{dBm}$  - the lowest signal level for a usable link between Base and CPE (from field testing).

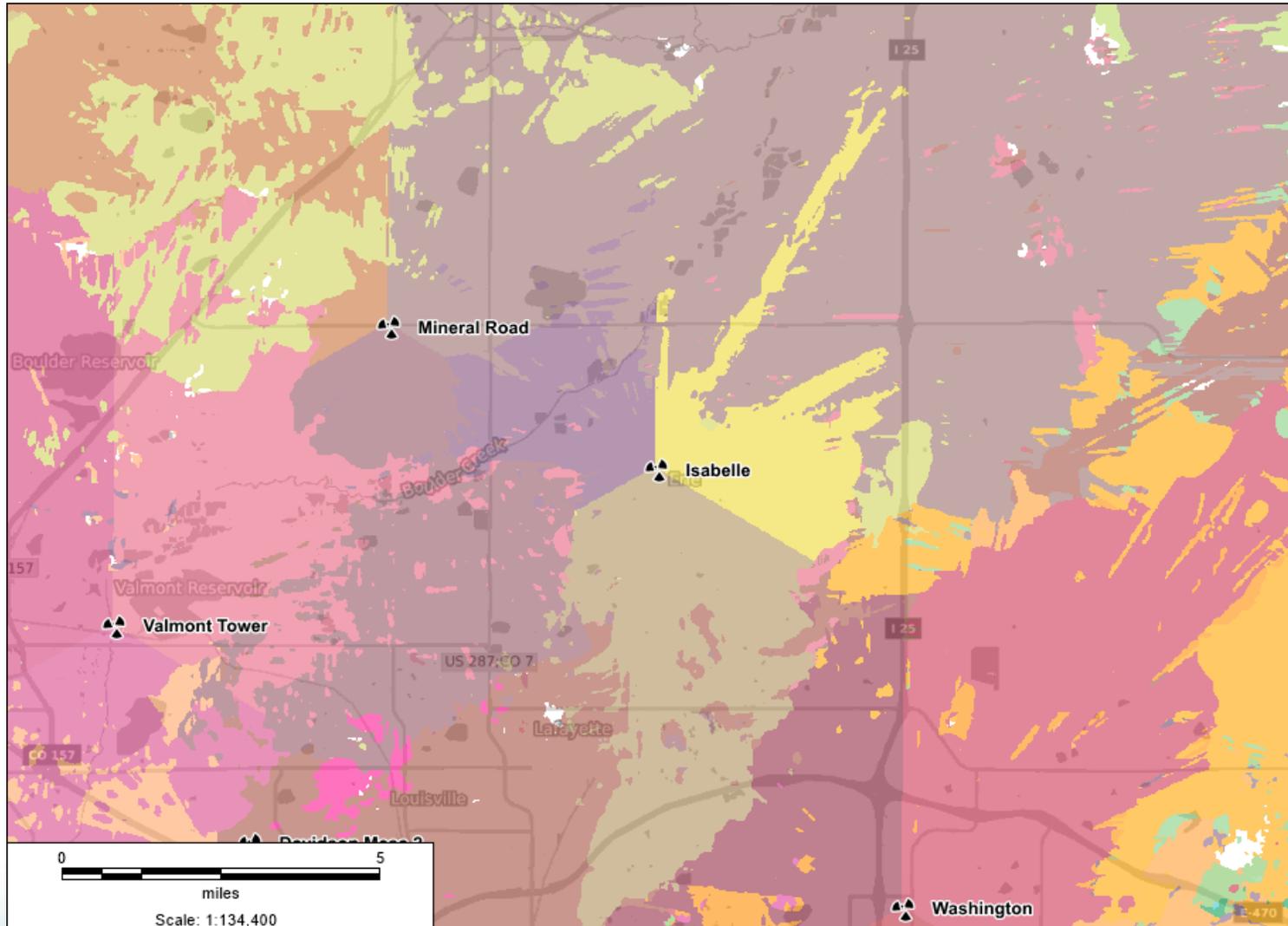
# Best Server: Isabelle 100ft

Areas Shown:  
predicted signal to -96dBm



# Best Server: Isabelle 75ft

Areas Shown:  
predicted signal to -96dBm



# RF Propagation Maps

## coverage concepts

- **Best Server**
- **Predicted Coverage**
- **Predicted Signal**
- **Footprint**

Signal is simulated with an untuned propagation model.

All planned Base Stations are included in the simulation. Results are filtered for the Base Station being analyzed.

Areas are colored by Sector.  
One color = One Sector

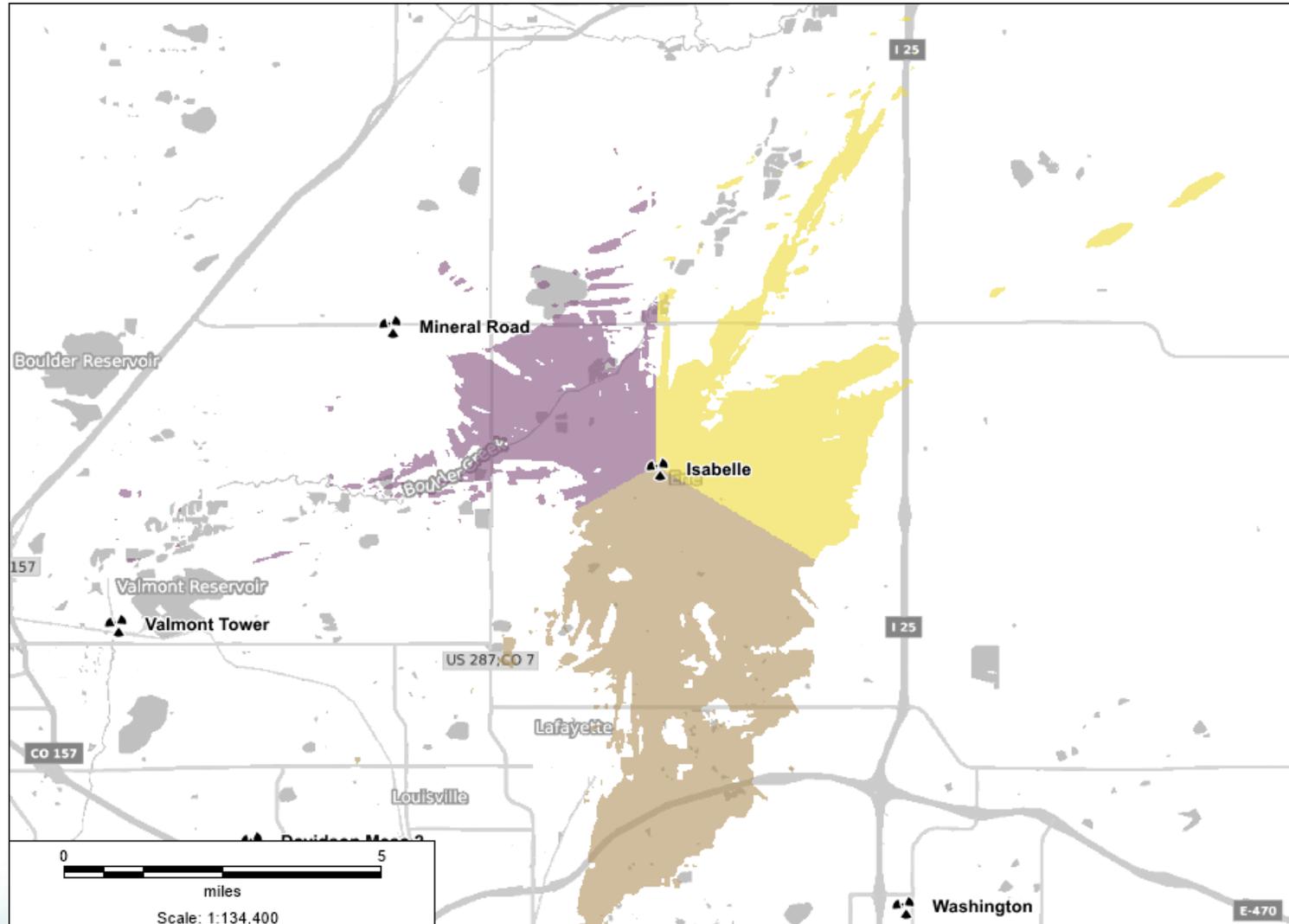
Coverage:  $-85\text{dBm}$  - the design criteria signal level.

# Predicted Coverage: Isabelle 100ft

Predicted Coverage:  
-85dBm or better

	Area (sq mi)	Meters
sector1	11.66	37
sector2	16.71	3,687
sector3	8.18	1,045
<b>Total</b>	<b>36.55</b>	<b>4,769</b>

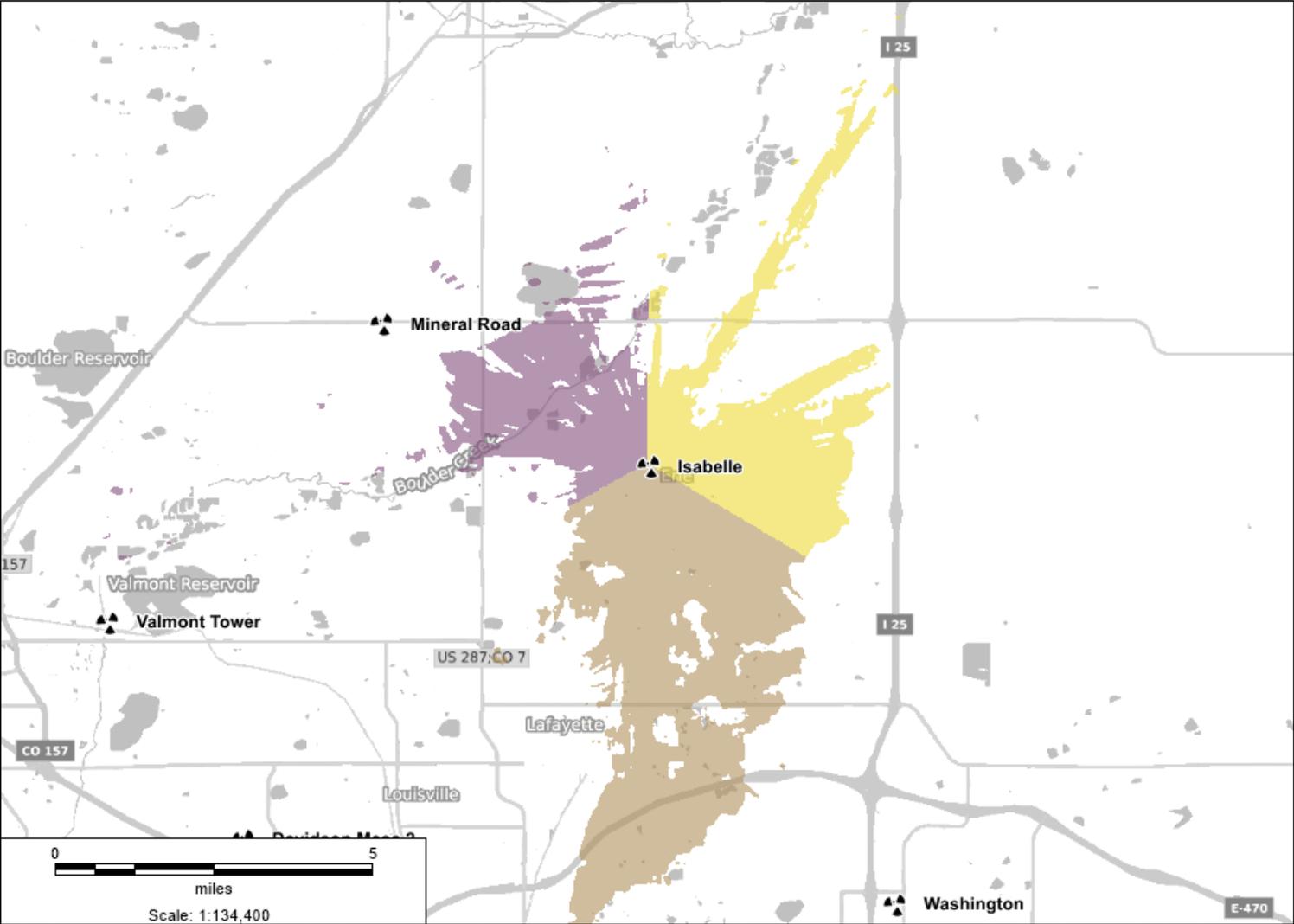
Meter Counts are derived from electric meter densities inside the coverage areas shown. They are not provided as a design metric, but as a means of estimating changes to coverage in the Electric Service Area.



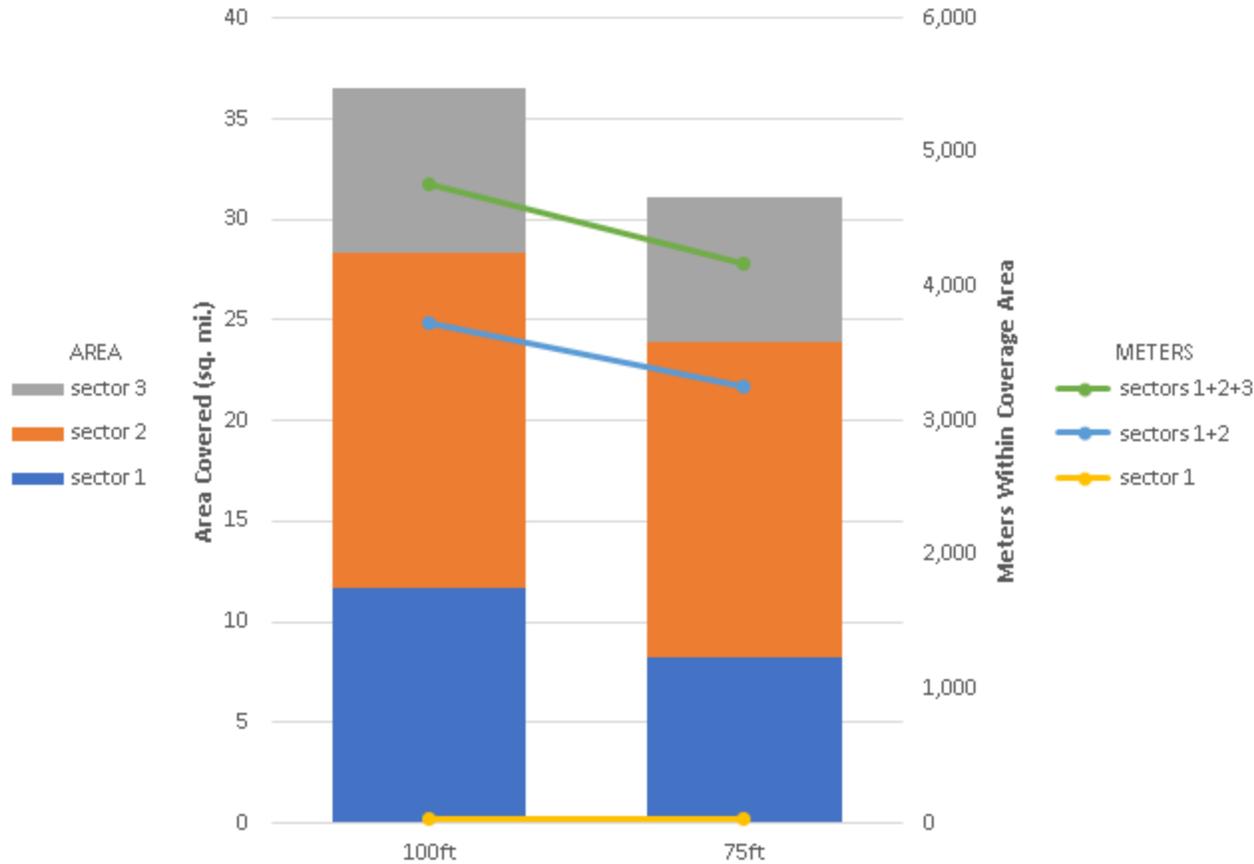
# Predicted Coverage: Isabelle 75ft

Predicted Coverage:  
-85dBm or better

	Area (sq mi)	Meters
sector1	8.22	37
sector2	15.73	3,213
sector3	7.14	926
<b>Total</b>	<b>31.09</b>	<b>4,176</b>



# Coverage Modeling: Isabelle



Predicted Coverage Lost:  
(vs 100ft)

	AREA (sq mi)	METERS
75ft	-5.45	-593

Percent Change:

75ft	-14.9%	-12.4%
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# RF Propagation Maps

## coverage concepts

- **Best Server**
- **Predicted Coverage**
- **Predicted Signal**
- **Footprint**

Signal is simulated with an untuned propagation model.

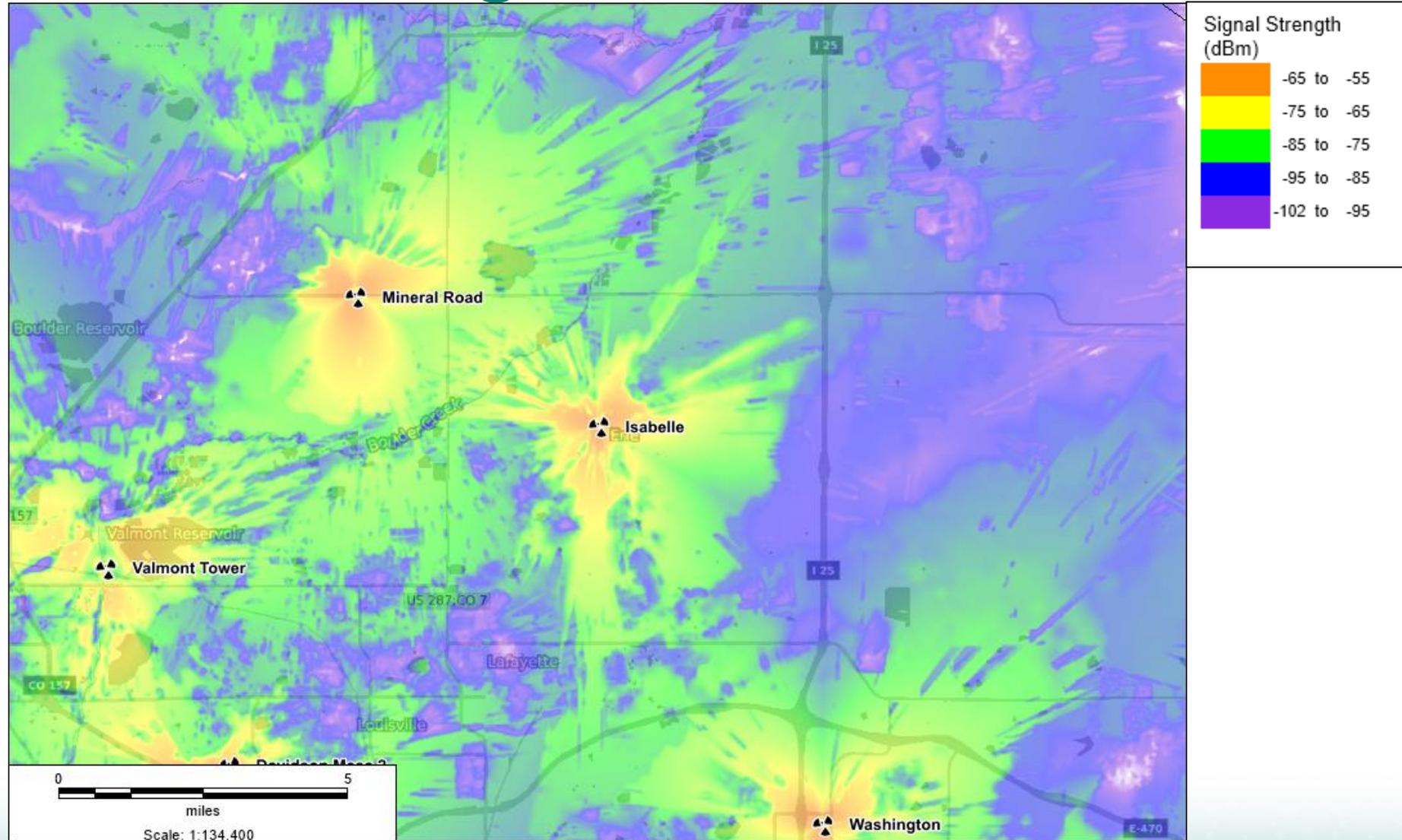
All planned Base Stations are included in the simulation.

Areas are a spectral heat map of predicted signal level.

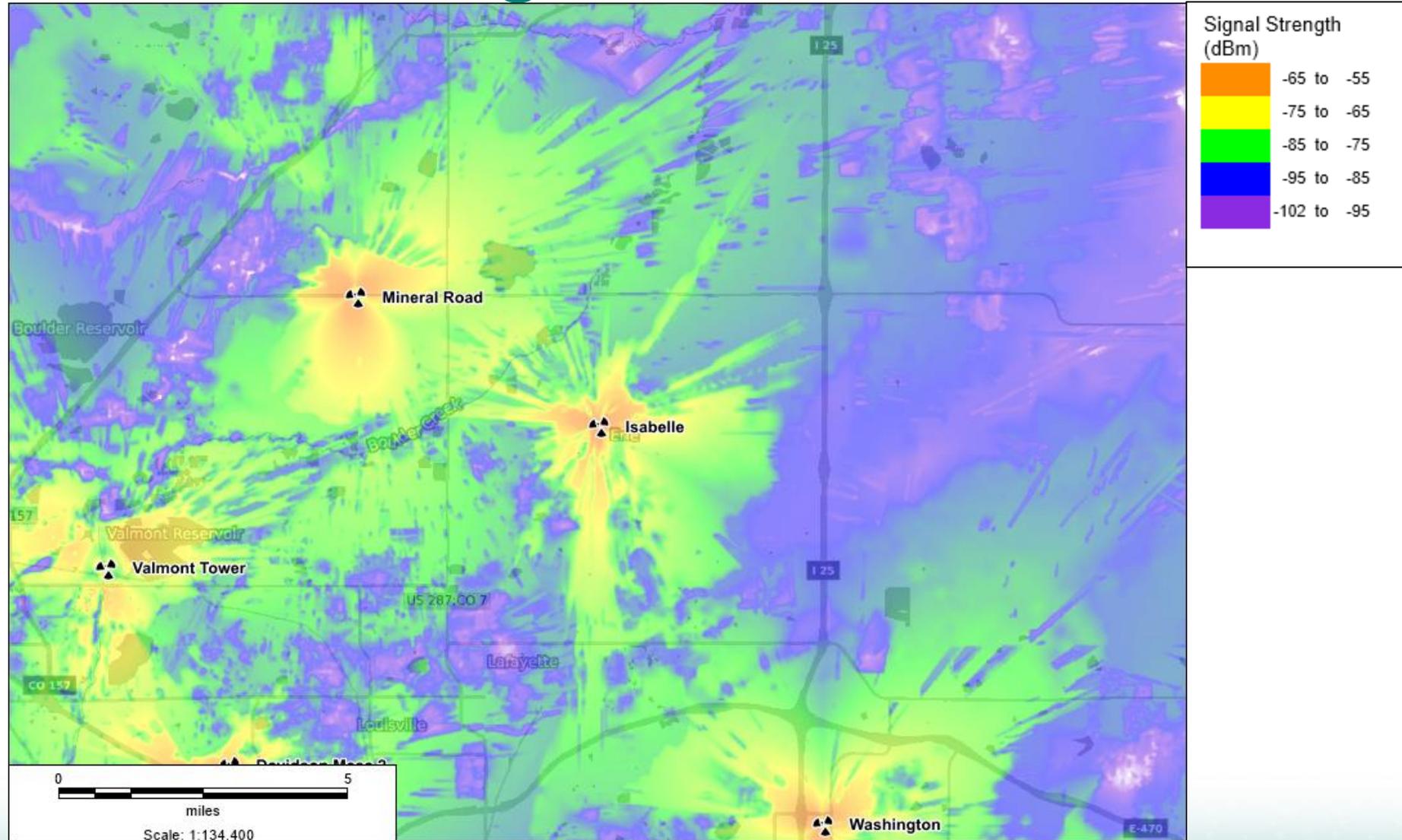
Red: hot <— — —> Purple: cool

Coverage:  $-102\text{dBm}$  - the radio receive threshold.

# Predicted Signal: Isabelle 100ft



# Predicted Signal: Isabelle 75ft



# RF Propagation Maps

## coverage concepts

- **Best Server**
- **Predicted Coverage**
- **Predicted Signal**
- **Footprint**

Signal is simulated with an untuned propagation model.

All planned Base Stations are included in the simulation.

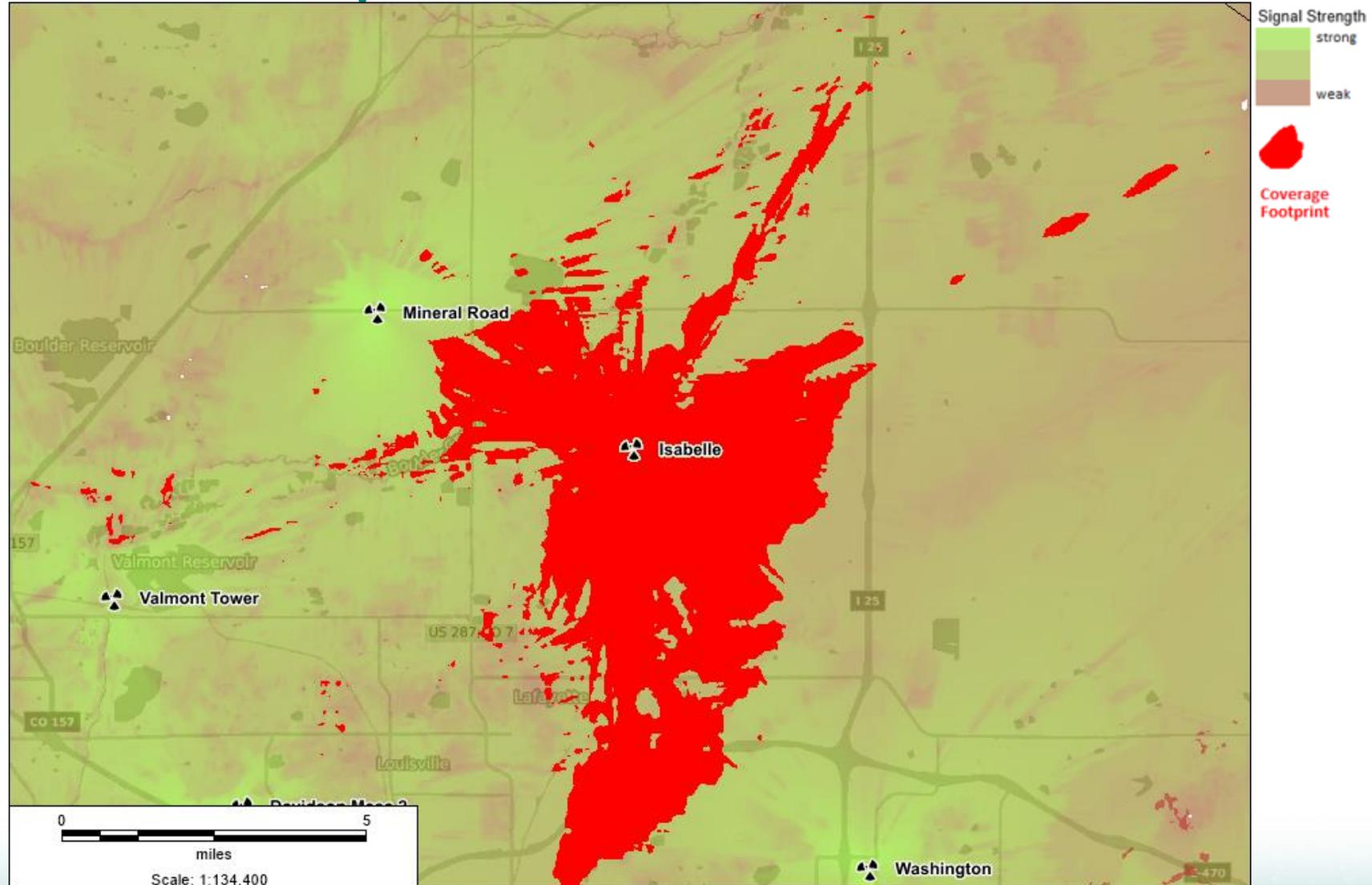
Radio Footprint of the Base Station being analyzed is shown in Red.

Background map: simplified signal prediction in green.

Footprint Coverage:  $-96\text{dBm}$  - the lowest signal level for a usable link between Base and CPE (from field testing).

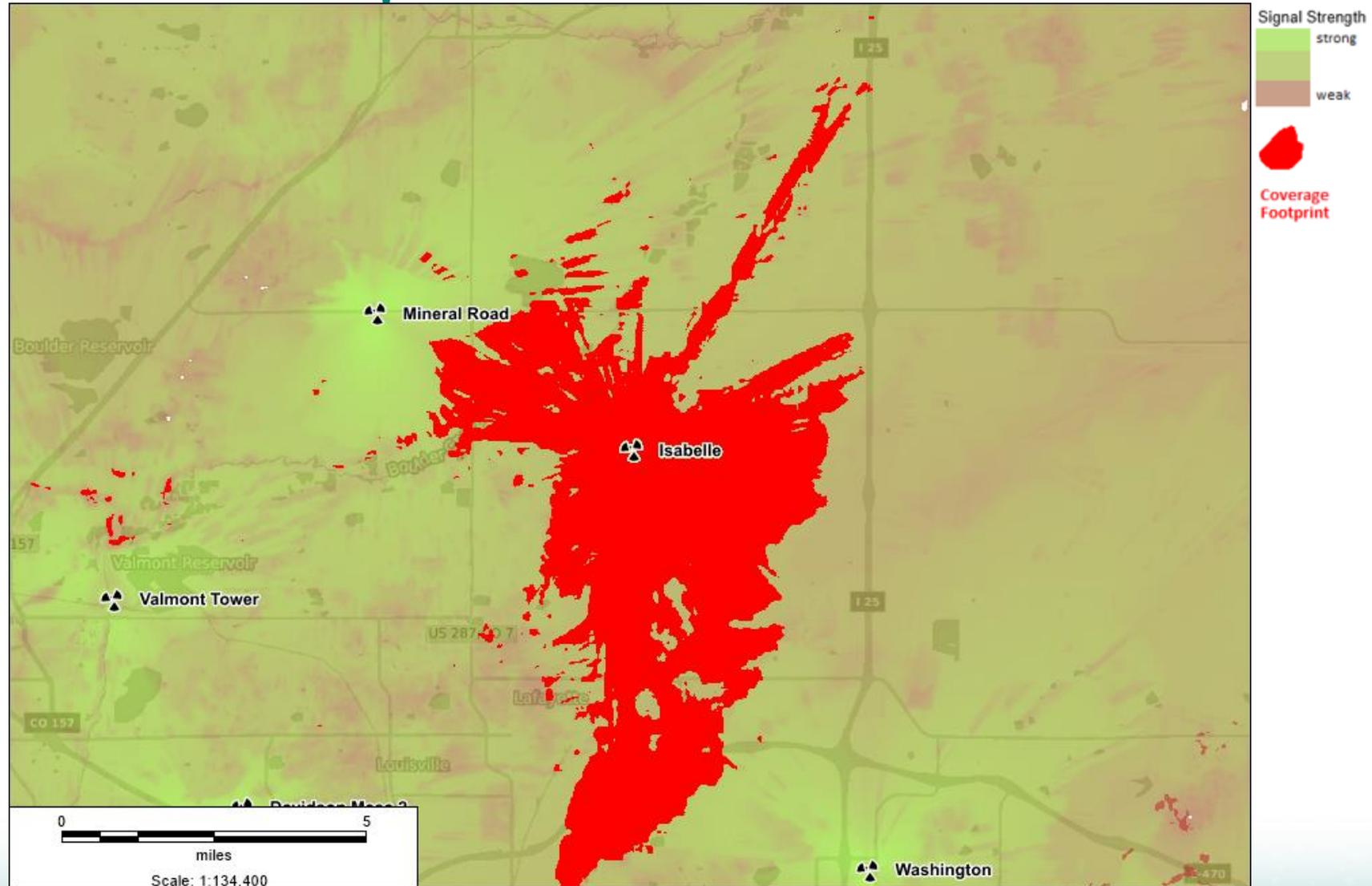
# Footprint: Isabelle 100ft

Area Shown:  
predicted signal to -96dBm



# Footprint: Isabelle 75ft

Area Shown:  
predicted signal to -96dBm



# Disclaimer

Preliminary coverage maps are based on customer supplied information and predictive Radio Frequency modeling. Results are for system planning purposes and are not intended to represent final radio coverage.

Coverage areas contain unpredictable elements affecting coverage predictions, including but not limited to vegetation and buildings. Council Rock recommends field testing for system characterization and propagation model tuning as part of a complete system plan.

**LEGEND**

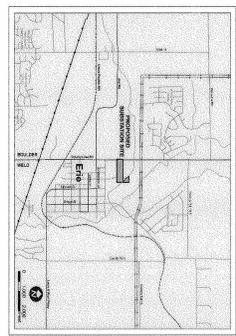
- FOUND #5 REBAR AND PLASTIC CAP P.L.S. # 36070
- FOUND #1 ALUMINUM CAP
- ◇ FOUND #4 REBAR
- △ FOUND #9 REBAR (W/LESS CORNER)
- ▽ SET NO. 5 REBAR w/ PLASTIC CAP, P.L.S. 37910

**PUBLIC SERVICE COMPANY OF COLORADO  
MINOR SUBDIVISION**

LOT B, RECORDED EXEMPTION NO. 1467-18-2-RE-4161  
PART OF NW 1/4 SECTION 18, T1N, R68W OF THE 6TH P.M.  
COUNTY OF WELD, STATE OF COLORADO  
10.817 ACRES - 2 COMMERCIAL LOTS  
FP 07-002



**VICINITY MAP**



**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS, DESCRIBED AS FOLLOWS:

LOT B, RECORDED EXEMPTION NO. 1467-18-2-RE-4161, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) THERE IS A CORNER OF SAID LOT B, THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT B FROM THE FOLLOWING CORNER TO CORNER:
- 2) THENCE S89°28'15"W ALONG SAID WEST LINE A DISTANCE OF 290.33 FEET
- 3) THENCE N00°10'00"E ALONG SAID WEST LINE A DISTANCE OF 214.88 FEET
- 4) THENCE N87°43'21"W ALONG SAID WEST LINE A DISTANCE OF 84.10 FEET
- 5) THENCE S89°28'15"W ALONG SAID WEST LINE A DISTANCE OF 84.10 FEET
- 6) THENCE S89°28'15"W ALONG SAID WEST LINE A DISTANCE OF 84.10 FEET
- 7) THENCE S89°28'15"W ALONG SAID WEST LINE A DISTANCE OF 84.10 FEET
- 8) THENCE S89°28'15"W ALONG SAID WEST LINE A DISTANCE OF 84.10 FEET
- 9) THENCE S89°28'15"W ALONG SAID WEST LINE A DISTANCE OF 84.10 FEET

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND RIGHT-OF-WAY AS SHOWN ON THIS PLAN UNDER THE NAME AND STYLE OF PUBLIC SERVICE COMPANY OF COLORADO MINOR SUBDIVISION AND OTHER BEING DEDICATED PUBLIC IMPROVEMENTS FOR THE PURPOSE SHOWN HEREON.

EXECUTED THIS 22nd day of April, 2011, at Erie, Colorado.

*Jeffrey Scott Proctor*  
Jeffrey Scott Proctor  
Project Manager  
Public Service Company of Colorado  
OWNER

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd day of April, A.D. 2011, BY *Jeffrey Scott Proctor* and *Michelle Hildebrand* as the owners of the above described premises.

NOTARY PUBLIC  
*Michelle Hildebrand*  
My Commission Expires: *March 21, 2011*

**TITLE VERIFICATION CERTIFICATE**

WE, STEWARD TITLE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SAID LAND IS IN THE INDICATED FEES AND CLEAR OF ALL TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

STEWART TITLE OF COLORADO  
BY: *Michelle Hildebrand* DATE: *4/22/11*

TITLE: *Public Service Company of Colorado*

STATE OF COLORADO

COUNTY OF: *Weld*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd day of April, A.D. 2011, BY *Jeffrey Scott Proctor* and *Michelle Hildebrand* as the owners of the above described premises.

NOTARY PUBLIC  
*Michelle Hildebrand*  
My Commission Expires: *March 21, 2011*

**SURVEYING CERTIFICATE**

I, JEFFREY SCOTT PROCTOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THAT I AM AWARE OF ALL FACTS PERTAINING TO THE SURVEY AND THAT I AM NOT PROVIDING ANY OPINION OR WARRANTY AS TO THE ACCURACY OF THE SURVEY OR THE VALIDITY OF ANY INSTRUMENTS REFERENCED THEREIN.

JEFFREY SCOTT PROCTOR  
COLORADO P.L.S. # 37910  
PROJECT SURVEYOR



**BOARD OF TRUSTEES APPROVAL CERTIFICATE**

THIS MINOR SUBDIVISION IS BEING SUBMITTED TO THE PUBLIC SERVICE COMPANY OF COLORADO MINOR SUBDIVISION BY THE UNDERSIGNED AS SHOWN ON THE PLAN ATTACHED TO THIS INSTRUMENT. THE BOARD OF TRUSTEES OF THE PUBLIC SERVICE COMPANY OF COLORADO HAS REVIEWED THE INSTRUMENT AND HAS APPROVED THE SAME.

*Michelle Hildebrand*  
Michelle Hildebrand  
Secretary

**RECORDER'S CERTIFICATE**

STATE OF COLORADO  
COUNTY OF WELD  
I, THE CLERK AND RECORDER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, AND IS ONLY RECORDED IN \_\_\_\_\_.

CLERK AND RECORDER

**HIGH STREET**  
60' RIGHT-OF-WAY

TOWN OF ERIE  
MEDIUM DENSITY RESIDENTIAL (MDR)

**LAND SUMMARY CHART**

DESCRIPTION	AREA (SQ. FT.)	% OF TOTAL AREA
LOT 1	621,350 SQ. FT.	5.7%
LOT 2	382,789 SQ. FT.	35.2%
PUBLIC RIGHT-OF-WAY	71,724 SQ. FT.	6.6%
TOTAL	1,075,863 SQ. FT.	100.0%



PREPARED FOR: **EDAW INC.**  
1809 BLAKER STREET,  
DENVER, COLORADO 80202

**BOARD OF TRUSTEES APPROVAL CERTIFICATE**

STATE OF COLORADO  
COUNTY OF WELD  
I, THE CLERK AND RECORDER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, AND IS ONLY RECORDED IN \_\_\_\_\_.

CLERK AND RECORDER

**RECORDER'S CERTIFICATE**

No.	DATE	REVISION	APPROV
1	11-14-07	TOTAL COMMENTS	JSR
2	11-14-07	STAKE COMMENTS	JSR
3	11-14-07	STAKE COMMENTS	JSR
4	11-14-07	STAKE COMMENTS	JSR
5	11-14-07	STAKE COMMENTS	JSR
6	11-14-07	STAKE COMMENTS	JSR

**SHEET**

1 OF 1  
Scale: 1"=60'  
Drawn By: JSR  
Checked By: JSR  
File: C:\901-06-1047\1047\ALTA.DWG  
Date: 11/6/05



## SPECIAL WARRANTY DEED

The "Grantors", John Sosa and Patricia J. Sosa, with an address of 3800 Weld County Road 1, Erie, Colorado 80516, for the consideration of Ten Dollars (\$10.00), in hand paid, hereby sell and convey to Public Service Company of Colorado, a Colorado corporation, the "Grantee," with an address of 550 15th Street, Suite 700, Denver, Colorado 80202-4256, the following real property in the County of Weld and State of Colorado (the "Premises"), to wit:

Lot B, Corrected Recorded Exemption No. 1467-18-2 RE-4161, being a replat of Lot B, RE-128, recorded August 4, 2006 at Reception No. 3409328 in the Weld County Clerk and Recorder's Office, State of Colorado, located in part of the Northwest Quarter of Section 18, Township 1 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado.

Containing 10.817 acres (gross), more or less.

with all its appurtenances, and warrants the title against all persons claiming under the Grantors, except for the matters listed on Exhibit A, attached hereto and incorporated by reference.

RESERVING, HOWEVER, unto Grantors, the following:

1. All of their right, title and interest, if any, in and to the coal, oil, gas, and all other minerals (including any and all royalty interests) lying under the Premises, provided however, Grantors waive and relinquish all rights to enter upon and use the surface of said property for all purposes, as is more fully set out in the Relinquishment and Quit Claim of Surface Rights executed by Grantors and Grantee contemporaneously herewith.

2. A perpetual non-exclusive easement over the portion of the Premises described on Exhibit B, attached hereto and incorporated by reference (the "Easement Area"), for the construction, maintenance and use of underground utility lines to serve the adjacent property described on Exhibit C attached hereto and made a part hereof. Grantors shall not construct any buildings or other improvements above the surface of the Easement Area. Grantee shall have all use of the Easement Area that is not inconsistent with the rights reserved to Grantors herein, including without limitation, the installation and maintenance of fencing, landscaping and related irrigation facilities. The work of installing and maintaining utility lines and fixtures shall be done with care, and following any such work, Grantors shall restore the surface along the



Easement Area substantially to its original level and condition, including the replacement of grass and other landscaping disturbed by the work.

Signed this 30th day of April, 2007.

  
\_\_\_\_\_  
JOHN SOSA

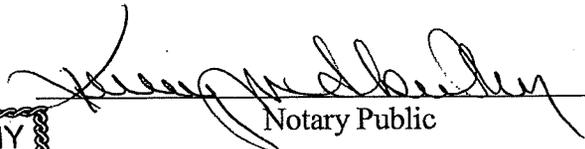
  
\_\_\_\_\_  
PATRICIA J. SOSA

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF Boulder        )

The foregoing instrument was acknowledged before me this 30th day of April, 2007, by John Sosa and Patricia J. Sosa.

Witness my hand and official seal.

My commission expires: July 28, 2008

  
\_\_\_\_\_  
Notary Public

KELLEY M. ABERNATHY  
NOTARY PUBLIC  
STATE OF COLORADO  
MY COMMISSION EXPIRES 7/28/2008



Exhibit A

1. Taxes and assessments for the year 2007, which are a lien not yet due and payable.
2. Right of way for the lower Boulder Extension Ditch as evidenced on ALTA/ACSM Land Title Survey dated January 11, 2007 by Jeffrey Scott Rhoten, Job No. WO#501-06-1047.
3. Right of way for pipeline purposes as granted to Vessels Oil & Gas Company by instrument recorded May 13, 1985 in Book 1069 at Reception No. 2009374, said right of way being along the southerly line of subject property.
4. Easement for sanitary sewer line purposes as granted to the Town of Erie by instrument recorded June 30, 1997 in Book 1613 at Reception no. 2555590.
5. Easement for water line purposes as granted to the Town of Erie by instrument recorded June 30, 1997 in Book 1613 at Reception no. 2555591.
6. Reservation of all oil, gas and other minerals therein or thereunder as reserved in instrument from Weld County to Evert W. Young recorded December 7, 1961 in Book 1601 at Page 440, and re-recorded December 14, 1961 in Book 1602 at Page 55.
7. Oil and gas lease from John Sosa and Patricia J. Sosa to The Vessels Company, recorded April 3, 1981 in Book 932 at Reception No. 1854115 and any interests therein, assignments or conveyances thereof. Said lease extended by production affidavit recorded May 4, 1987 in Book 1155 at Reception No. 2098337.
8. Terms, conditions, provisions, obligations and agreements as contained in Request for Notification of Surface Development recorded April 21, 2006 at Reception No. 3381085.
9. Notes and easements as shown on Recorded Exemption maps recorded July 17, 2006 as Reception No. 3403727 and August 4, 2006 at Reception No. 3409328.



# EXHIBIT B



7800 Miller Drive, Unit C,  
Frederick, CO 80504  
Tel: (303) 702-1617  
Fax: (303) 702-1488  
TOLL FREE (800) 824-2550  
[www.powersurveying.com](http://www.powersurveying.com)

April 26, 2007

## UTILITY EASEMENT

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6<sup>th</sup> PRINCIPAL MERIDIAN, BEING PART OF LOT B CORRECTED RECORDED EXEMPTION No. 1467-18-2 RE-4161 RECORDED AUGUST 4, 2006 AS RECEPTION No. 3409238 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT B; THENCE N89°24'38"E, ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1244.86 FEET TO A POINT ON THE EAST LINE OF SAID LOT B; THENCE S00°26'41"E, ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET; THENCE S89°24'38"W, 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT B, A DISTANCE OF 1245.18 FEET TO A POINT ON THE WEST LINE OF SAID LOT B; THENCE N00°10'00"E, ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 37,351 SQUARE FEET OR 0.857 ACRES MORE OR LESS.

Jeffrey S. Rhoten, PLS  
Colorado PLS 37910



# EXHIBIT B

## BASIS OF BEARINGS

(SECTION LINE) N00°10'00"E 2652.54' (M)

NORTHWEST CORNER  
SECTION 18, T1N, R68W  
FOUND 3-1/4" AC PLS 11372

WEST QUARTER CORNER  
SECTION 18, T1N, R68W  
FOUND 3-1/4" AC (ILLEGIBLE)

NORTHEAST COUNTY LINE ROAD

N00°10'00"E  
30.00'

POINT OF  
BEGINNING

LOT A  
CORRECTED RECORDED EXEMPTION  
No. 1467-18-2 RE-4161

LOT B  
CORRECTED RECORDED EXEMPTION  
No. 1467-18-2 RE-4161

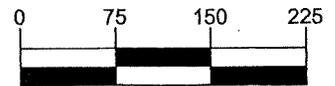
S89°24'38"W 1245.18'

UTILITY EASEMENT

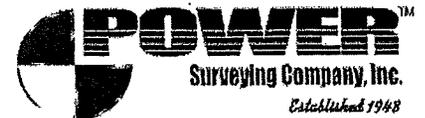
LOT A  
RE No. 1467-18-2 RE-128

N89°24'38"E 1244.86'

S00°26'41"E  
30.00'



SCALE 1"=1000'



7800 MILLER DRIVE, UNIT "C"  
FREDERICK, COLORADO 80504  
(303) 702-1617  
FAX: (303) 702-1488

Exhibit C

Parcel 1:

Lot A, Corrected Recorded Exception No. 1467-18-2 RE-4161, being a replat of Lot B, RE-128, located in part of the Northwest Quarter of Section 18, Township 1 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado.

Parcel 2:

Lot A, Recorded Exemption No. 1467-18-2-RE-128, recorded May 8, 1974, in Book 714 as Reception No. 1636089, Weld County Records, being part of the NW1/4 of Section 18, T1N, R68W of the 6th P.M., Weld County, Colorado.

Parcel 3:

A Parcel of Land in the NW 1/4 of Section 18, Township 1 North, Range 68 West of the 6th PM, in the County of Weld, State of Colorado, described as follows:

Commencing at the W 1/4 Corner of Section 18, Township 1 North, Range 68 west of the 6th PM, thence N 0 degrees 10' E 1977.01 feet along the West line of said Section 18; Thence S 89 degrees 42' E 653.87 feet the True Point Of Beginning;

Thence S 0 degrees 30' W 343.90 feet;

Thence N 89 Degrees 20' E 561.00 feet to the approximate centerline of the Lower Boulder Ditch;

Thence N 33 degrees 30' W 23.00 feet along the approximate centerline of said Lower Boulder Ditch;

Thence N 46 degrees 50' W 84.00 feet along the approximate centerline of said Lower Boulder Ditch;

Thence N 57 degrees 50' W 99.00 feet along the approximate centerline of said Lower Boulder Ditch;

Thence N 33 degrees 40' W 247.89 feet along the approximate centerline of said Lower Boulder Ditch;

Thence N 88 degrees 58' W 25.29 feet;

Thence N 89 degrees 42' W 237.49 feet to the True Point of Beginning.